

Owner: Potlatch Deltic Real Estate, LLC  
Applicant: Joe White, White-Daters and Associates  
Location: Northeast corner of Rahling Road  
and St. Vincent Way  
Area: 9.9 Acres  
Request: Rezone from C-2 to C-3  
Purpose: Future commercial development  
Existing Use: Undeveloped

---

SURROUNDING LAND USE AND ZONING

North – Undeveloped property (across Rahling Road); zoned C-3

South – St. Vincent West (across St. Vincent Way); zoned POD

East – Shopping Center; zoned C-2

West – Undeveloped property; zoned O-3, C-3, PCD and OS

A. PUBLIC WORKS COMMENTS:

1. Rahling Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. St. Vincent Way is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Witry Court Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for rezoning from C-2 (Shopping Center District) to C-3 (General Commercial Development) to allow general commercial as an allowable use.

Master Street Plan: North of the property is Rahling Road is a Minor Arterial on the Master Street Plan. South of the property is Saint Vincent Way Drive and it shown as a Collector on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Rahling Road since it is a Minor Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along Rahling Road. A Bike Path is to be a paved physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

E. STAFF ANALYSIS:

Potlatch Deltic Real Estate, LLC, owner of the 9.9 acres located at the northeast corner of Rahling Road and St. Vincent Way, is requesting to rezone the property from "C-2" Shopping Center District to "C-3" General Commercial District. The rezoning is proposed to allow future commercial development of the property.

The property is currently undeveloped and mostly tree covered. The property appears to have very little slope. The elevation of the property is slightly lower than the elevation of the adjacent roadways.

The subject property is located in an area of mixed uses and zoning. Undeveloped C-3 zoned property is located across Rahling Road to the north. St. Vincent West is located on the POD zoned property to the south across St. Vincent Way. The Promenade Shopping Center is located on the C-2 zoned property to the east. Undeveloped C-3, O-3 and OS zoned property is located to the west.

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-3 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses between Kanis Road to the south and Chenal Parkway to the north. The property abuts a large shopping center development. Existing O-3, POD, C-2, C-3 and PCD zoned properties are located in this immediate area along Rahling Road and St. Vincent Way. The City's Future Land Use Plan designates this property as Commercial (C). Therefore, the proposed C-3 zoning will represent a continuation of the zoning pattern in this area. Staff believes rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

---

PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 6 ayes, 0 noes and 5 absent.